

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

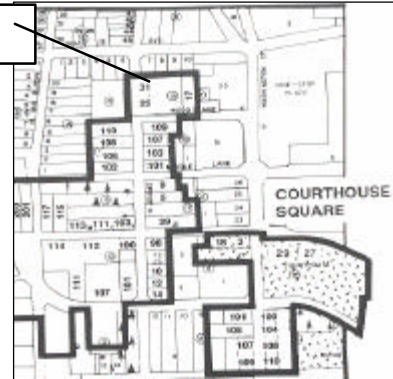
**December 5, 2000  
MEETING NO. 11-00**

**APPLICATION:** HDC00-0177

**DATE FILED:** November 21, 2000

**APPLICANT/  
OWNER:** John L. DuFief  
Adams Law Center  
25-33 Wood Lane  
Rockville, MD 20850

Subject



**PROPERTY DESCRIPTION:** The Adams Law Center was built in 1977. It is located in an O-2 Transitional Office Zone and is a non-contributing resource in the West Montgomery Avenue Historic District. It is located at the northern boundary of the historic district and is surrounded by R-60 residential property to the north and west, O-2 property directly to the south, and vacant O-2 land just north of the parking lot. A historic resource, Jerusalem Methodist Church is situated immediately east of the parking lot.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

HD-25-77, Approved construction of four structures for office use.  
HD-109-84, Approved two windows east side of building at 27 Wood Lane – June 1984.  
HDC95-0076, Approved replacement of masonite siding on front façade of 27 and 29 Wood Lane with beveled cedar siding.  
HDC 97-0108, Withdrawn. Proposed expansion of office building and four additional parking spaces.  
HDC99-0152, Approved four new parking spaces and removal of 7 trees.

**REQUEST:**

The applicant requests a retroactive Certificate of Approval to:

1. remove mature but damaged locust tree.

The Applicant removed the tree in November 2000 without submitting an Application for Certificate of Approval. The City Forester was notified of tree removal at the site. He inspected the property and found one recent stump. He reported that the stump was decayed in the center,

indicating that the tree potentially had a structural defect. The property owner, Mr. DuFief, was contacted and he stated that he did not realize that he was required to obtain a Certificate of Approval for removal because the tree was damaged.

**STAFF COMMENTS/RECOMMENDATIONS:**

**Staff recommends approval of HDC00-0177 for retroactive removal of a mature locust tree as the City Forester found the tree structurally damaged due to a decayed and hollow center. Staff recommends that the applicant re-establish the tree line between the law offices and the adjacent house at 35 Wood Lane to provide a buffer for the residential properties.**

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The Adams Law Center is located in the Historic District. The buildings are 23 years old and of a scale which relates to the historic structures in the surrounding Historic District. The Adams Law Center is not historically or architecturally significant.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The HDC approved removal of several trees (six white pines and one locust) and installation of several replacement red maples in November 1999 (HDC99-0152). ( See site plan, next page) This locust tree was not among those approved for removal and the replacement red maples have not been installed as of December 2000. The locust tree removal directly affects the adjacent homeowner at 35 Wood Lane as it removes an existing buffer between the office and residential uses. In addition, the homeowner claims that one of her bushes was destroyed and another damaged when the tree was dragged away.

- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*
- 4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

**STAFF RECOMMENDATION:** Staff recommends retroactive approval for removal of the locust tree because of its structural damage, subject to the following conditions:

1. The tree line is re-established between the law offices and the residential properties.

SITE PLAN

